

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS" application in its entirety. **All questions must be answered.** If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu
www.state.de.us/deptagri/

1. Project Title/Name: <u>Riverside Plaza</u>		
2. Location: <u>Rts. 24+5, Oak Orchard</u>		
3. Parcel Identification #: <u>2-34-29-69.01</u>	4. County or Local Jurisdiction Name: <u>Sussex</u>	
5. Owner's Name: <u>Mr. Bob Reed</u>		
Address: <u>323 A Rehoboth Ave.</u>		
City: <u>Rehoboth Beach</u>	State: <u>DE</u>	Zip: <u>19971</u>
Phone: <u>(302) 227-4800</u>	Fax: <u>(302) 226-4108</u>	Email: <u>bob@debbiereed.com</u>
6. Applicant's Name: <u>(same)</u>		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
7. Engineer/Surveyor Name: <u>DC Group, LLC</u>		
Address: <u>1802 Davidson Dr.</u>		
City: <u>Milton</u>	State: <u>DE</u>	Zip: <u>19968</u>
Phone: <u>(302) 684-8030</u>	Fax: <u>(302) 684-8054</u>	Email: <u>pwesthelle@dcengineering.com</u>
8. Please Designate a Contact Person, including phone number, for this Project: <u>Paul Westhelle</u> <u>(302) 684-8030</u>		

Information Regarding Site:

9. Area of Project(Aeres +/-): 21.7 ACRES TOTAL , 11.8 ACRES MULTIFAMILY

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☐ Developing ☒ Environmentally Sensitive
☐ Secondary Developing ☐ Rural

11. Any previous applicants? ☐ Yes ☒ No

12. Present Zoning: B-1

13. Proposed Zoning: B-1 w/ Cond. Use

14. Present Use: Agriculture

15. Proposed Use: B-1 w/ MF Residential

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
unknown

17. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☐

Sussex ☒

Suburban ☐

Inside growth zone ☐

Town Center ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☒

Low Density ☐

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name:

What is the estimated water demand for this project?

How will this demand be met? Investor owned water service area

19. Wastewater: ☒ Central (Community system) ☐ Individual On-Site ☐ Public (Utility)
Service Provider Name:

20. If a site plan please indicate square footage: ~~110,000 ± hab. table~~ 137,500 SF ±

21. If a subdivision: ☒ Commercial ☒ Residential ☐ Mixed Use

22. Number of Lots: 120 units Gross Density of Project: 10.17 units/acre Net Density: 10.86 units/acre
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. Number of renter-occupied units: UNKNOWN
 Number of owner-occupied units: UNKNOWN

Target Population (check all that apply): UNKNOWN

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 0%

Square Feet: NONE

Proposed Use: % of Impervious Surfaces: 86.8%

Square Feet: 1,467,868 ±

25. What are the environmental impacts this project will have?

343,868 ±

How much forest land is presently on-site? NONE How much forest land will be removed? NONE

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres

☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☐ Yes ☒ No

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site:

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): *On site roadside swale and storm drainage, infiltration*

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much?

Acres *3.6±* Square Feet *157,000*

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? *Stormwater / passive recreation*

Where is the open space located? *Center of site (see plan)*

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they?

On site water / community septic

34. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected *n/a*

Acres on-site that will be restored *n/a*

Acres of required wetland mitigation *n/a*

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed *Vegetative swales*

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season *771 AVE*

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

UNKNOWN
15% (R+24) + 10% (R+E)

37. Will this project connect to public roads? ☒ Yes ☐ No

Please describe the road in front of the development: Lanes ; width ; shoulders

2 lanes @ 12-14' ea., 5-6' shoulders

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. What potential is there to connect this project to existing or future development on adjacent lands?

Possible connection to undeveloped parcels south of site (along Rt. 24)

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☐ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

☐ Buildings/Structures (house, barn, bridge, etc.)

☐ Sites (archaeological)

☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. How are you coordinating with other public/private projects in your area?

Are you willing to discuss interconnectivity?

Perhaps

44. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No

If yes, please List them:

45. Please make note of the time-line for this project: *UNKNOWN*

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner or contract buyer

Date

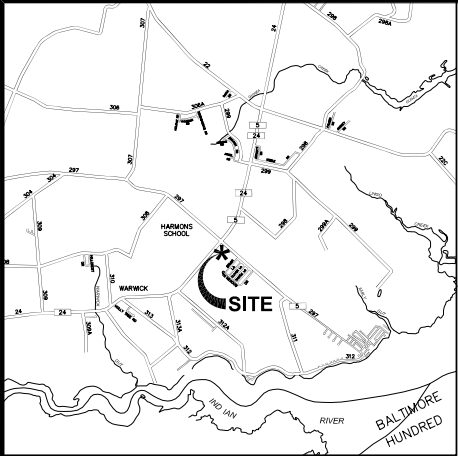
Signature of Person completing form

Date

(If different than property owner)

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

S:\Land Projects R31020827\dwg\020827-PRELIMINARY.dwg, Prelim Site Plan, 6/1/2004 4:00:34 PM



VICINITY MAP

SCALE: 1" = 1 MILE

TAX MAP NUMBER: 2-34-29, PARCEL 69.01
PLATTED SITE AREA: 21.73± AC.
AREA CONVEYED TO R.O.W.: 0.40± AC.
NEW SITE AREA: 21.33± AC.
BUSINESS/COMMERCIAL MULTIFAMILY PRIVATE R.O.W.: 8.62 ± AC. (41.4%)
EXISTING ZONING: 12.03 ± AC. (56.4%)
PROPOSED ZONING: B-1 WITH CONDITIONAL USE
PROPOSED USE: B-1 COMMERCIAL, MULTIFAMILY
PROPOSED BUILDING HEIGHT: 42' (MAXIMUM)
IMPERVIOUS AREA SHOWN: 8,242 AC.
PHASE I HARDSCAPE: 3.95± AC.
PHASE II & III HARDSCAPE: 2.38± AC.
STORMWATER POND: 1.90± AC.
TOTAL NUMBER OF MF UNITS: 120
PHASE I: 72
PHASE II & III: 48
MULTIFAMILY BUILDING FOOTPRINT FLOORS: 3
BREZEWAY SPACE: APPROX. 4,956± SQ. FT.
HABITABLE SPACE: APPROX. 27,492± SQ. FT.
10.17 UNITS PER ACRE
TOD WATER UTILITIES
WATER SUPPLY: 10.17 UNITS PER ACRE
SEWAGE DISPOSAL: PRIVATE
PHASE I: PRIVATE
PHASES II & III: PUBLIC (BY OTHERS)

SITE DATA:

MULTIFAMILY SETBACKS: FRONT 30', SIDE 10', REAR 10', PARKING SPACES REQUIRED 384, PARKING SPACES PROVIDED 384
B-1 COMMERCIAL (GENERAL) SETBACKS: FRONT 60', SIDE @ COMMERCIAL 5', SIDE @ RESIDENTIAL 20', SIDE @ SUBDIVISION R.O.W. 30', REAR @ RESIDENTIAL 30', LOT SIZE (MIN) 7,500 SQ. FT., LOT WIDTH (MIN) 60', LOT DEPTH (MIN) 100', AVERAGE COMMERCIAL LOT SIZE 79,131± SQ. FT., BUILDING HEIGHT 42' (STD. MAXIMUM), BUILDING AREA 3,978 SQ. FT., PARKING SPACES REQUIRED 20, PARKING SPACES PROVIDED 20

LEGAL OWNER CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE EQUITABLE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

MR. ROBERT REED
328-A REHOBOTH AVENUE
REHOBOTH, DELAWARE 19971

DATE

WETLANDS CERTIFICATION:

I, LISA WOOD, CERTIFY THAT THIS PROPERTY HAS BEEN EXAMINED FOR JURISDICTIONAL WETLANDS IN ACCORDANCE WITH CRITERIA FOUND IN THE 1987 U.S. ARMY CORPS OF ENGINEERS' (USACE) WETLAND DELINEATION MANUAL AND GUIDANCE DOCUMENTS RELEASED OCTOBER 7, 1991 AND MARCH 6, 1992. THERE ARE NO WETLANDS ON THIS SITE.

LISA WOOD

ATLANTIC RESOURCE MANAGEMENT, INC.
3 DIVISION STREET
ONANCOCK, VA. 23417
(757)789-3481

DATE

LEGEND

PROPERTY LINE
FEE SIMPLE LOT LINE
LOT LINE
CENTER LINE
EDGE OF PAVEMENT
EXISTING CONTOUR LINE
RIGHT-OF-WAY
STORMWATER MANAGEMENT AREA
BUILDING RESTRICTION LINE
PHASE LIMITS LINE

GENERAL NOTES:

- ALL PROPOSED ROADS SHOWN ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION AND DELDOT DEVELOP A SHARED MAINTENANCE AGREEMENT.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10050C0458 F, DATED JUNE 16, 1995, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE COASTAL FLOODPLAIN.
- EXISTING CONTOURS SHOWN WERE TAKEN FROM A FIELD SURVEY BY DESIGN CONSULTANTS GROUP, L.L.C.
- BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEED BOOK 2689, PAGE 329, AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY DESIGN CONSULTANTS GROUP, L.L.C.
- NO WETLANDS ARE ON THIS SITE.
- COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR (ACTIVE OR PASSIVE) RECREATION, LANDSCAPING AND STORMWATER MANAGEMENT. PASSIVE RECREATION AREAS SHALL BE CONSIDERED COMMON AREAS.

REVISIONS

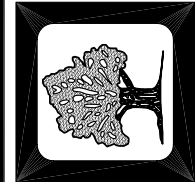
PRELIMINARY SITE PLAN

24 & 5 BUSINESS AND MULTIFAMILY RESIDENTIAL

TITLE

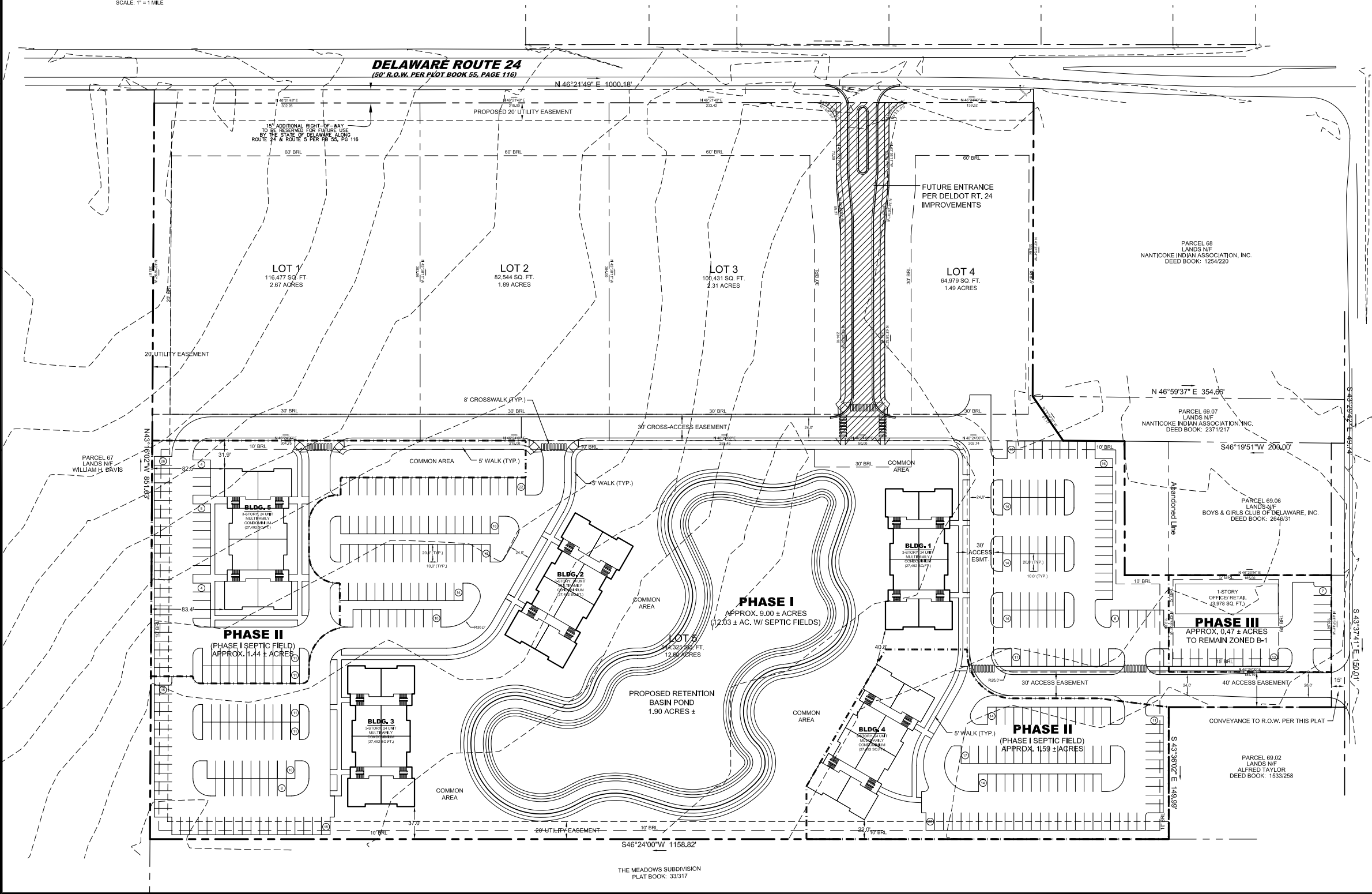
PROJECT:

DC GROUP
DESIGN CONSULTANTS GROUP, L.L.C.
18072 Davidson Drive
Milton, DE 19968
www.dcgengineering.com
(302) 684-8030 Fax: 684-8054
SURVEYING • ENGINEERING • LAND PLANNING



DESIGNED BY: PPW
SURVEYED BY: DCG
DRAWN BY: PPW
CHECKED BY: PPW/MCD
JOB #: 020827
SCALE: 1" = 60'-0"
TAX MAP: 2-34-29, PAR. 69.01
DATE: JUNE 1, 2004

SHEET NO: PS1



DE RT 24 HIGHWAY ADT = 10,626



TOTAL ENTRANCE TRAFFIC = 3034
SPEED LIMIT = 50 MPH
CLASS "D" ENTRANCE

TRAFFIC FLOW SCHEMATIC
DELAWARE ROUTE 24 ENTRANCE

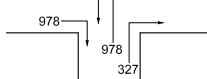
DE RT 5 HIGHWAY ADT = 1791



TOTAL ENTRANCE TRAFFIC = 1791
SPEED LIMIT = 45 MPH
CLASS "C" ENTRANCE

TRAFFIC FLOW SCHEMATIC
DELAWARE ROUTE 5 ENTRANCE
BEFORE CONSTRUCTION OF RT. 24 ENTRANCE

DE RT 5 HIGHWAY ADT = 1791



TOTAL ENTRANCE TRAFFIC = 1791
SPEED LIMIT = 45 MPH
CLASS "C" ENTRANCE

TRAFFIC FLOW SCHEMATIC
DELAWARE ROUTE 5 ENTRANCE
AFTER CONSTRUCTION OF RT. 24 ENTRANCE

GRAPHIC SCALE



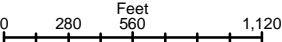
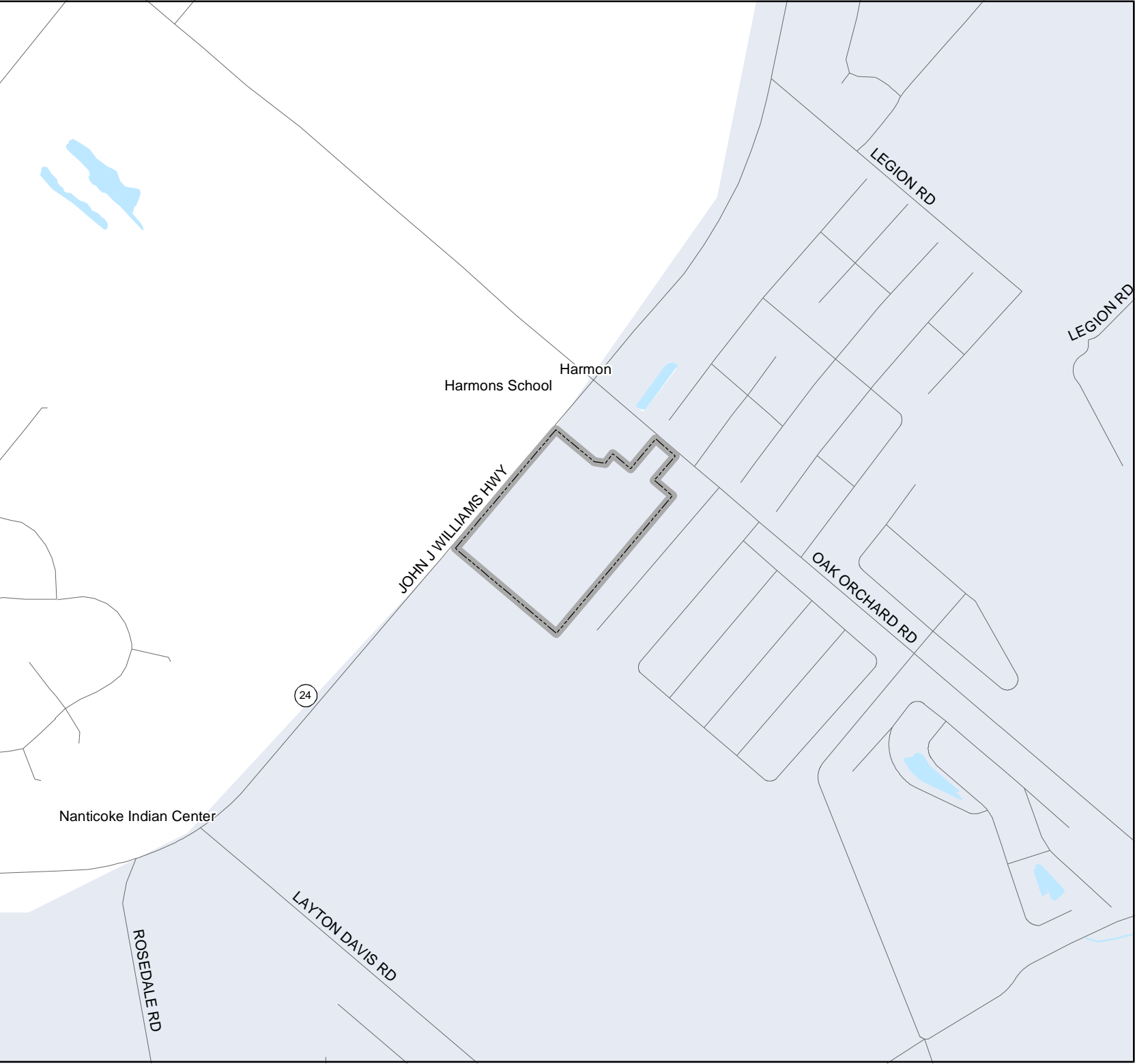
(IN FEET)

1 inch = 60 ft.

Preliminary Land Use Service (PLUS)

**Riverside
2004-06-21**

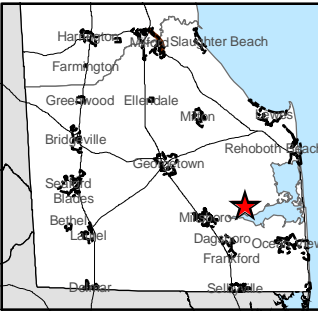
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



1:10,000



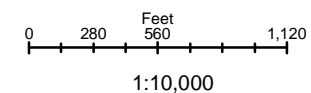
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www.state.de.us/planning



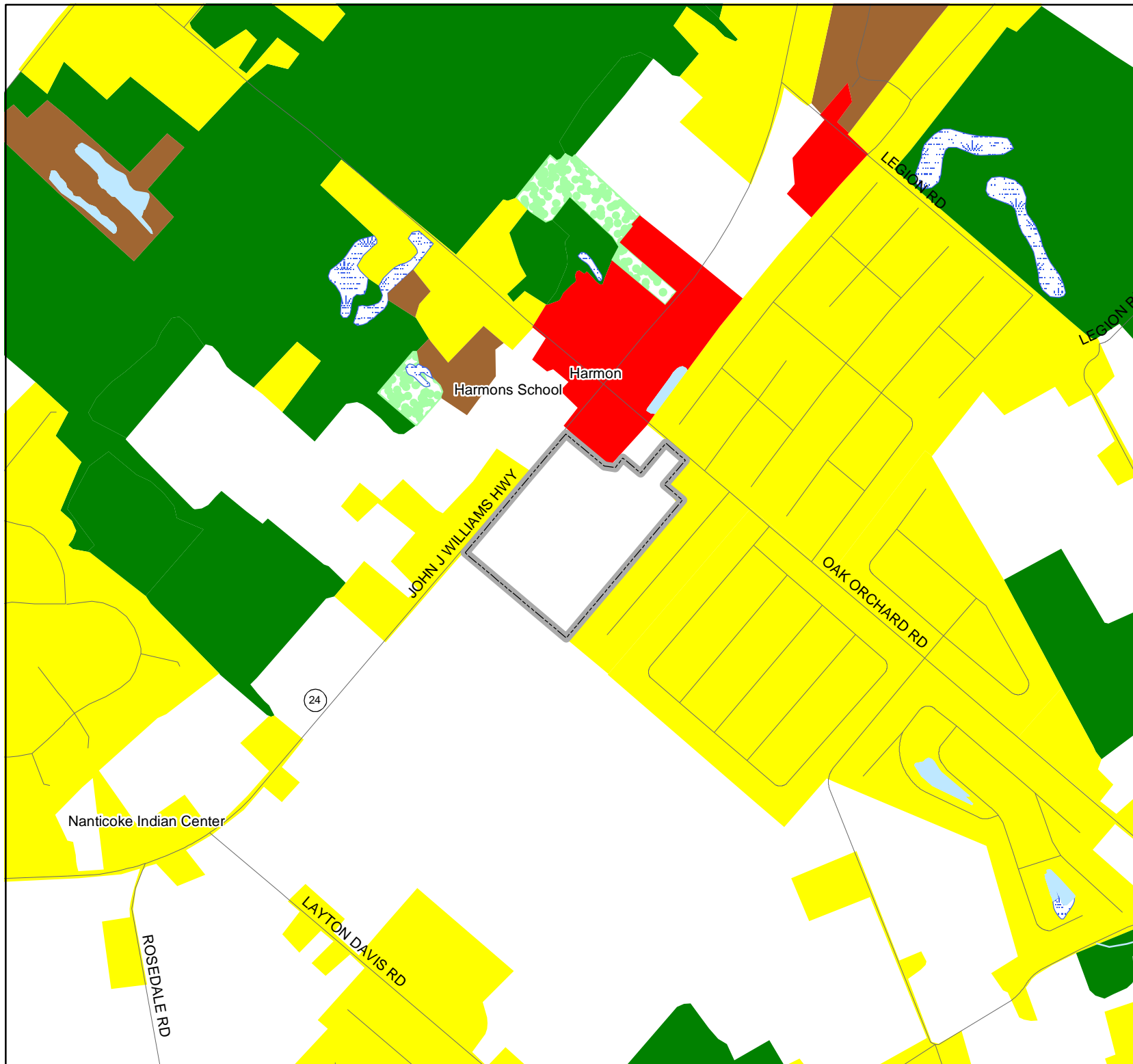
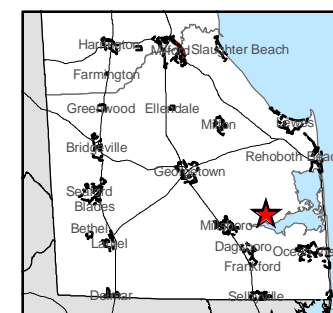
Preliminary Land Use Service (PLUS)

Riverside
2004-06-21

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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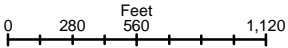


Preliminary Land Use Service (PLUS)

Riverside
2004-06-21

2002 False-Color
InfraRed Orthophotography

 Project Area
Municipalities



1:10,000



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